

Grant County Planning Commission

September 22nd, 2003

The September 22 2003 regular meeting of the Planning Commission was called to order by John Lawrence at 7:00 p.m.

Those in attendance: John Lawrence, Vernon Webster, Marvin Faulkner, Bill Marksberry, Marlon Kinsey, William Covington, Stephen Fritz, Nancy Duley, Kevin Hudson, Tom Neinaber and Ray Erpenbeck.

There was a quorum present.

ITEM 1. AUGUST MINUTES

Vernon Webster made a motion to approve the meeting minutes for August, Bill Marksberry seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 2. AUGUST FINANCIAL REPORT

William Covington made a motion to approve the August financial report, Nancy Duley seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 3. ADMINISTRATORS REPORT

none

ITEM 4. TEXT AMENDMENT - CITY OF CRITTENDEN

withdrawn

ITEM 5: ZONE CHANGE - OSBORNE & AMENT

APPLICANT: Kathryn Osborne & Andrew Ament

GENERAL LOCATION: An approximate 17.5760 acre area located on Ellen Kay Drive - Dry Ridge Kentucky

REQUEST: to change the zoning of the property from Agricultural-One (A-1) to Residential-Two (R2)

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Kathryn Osborne stated that the request was to rezone the property located at the end of Ellen Kay Drive from A-1 to R-2. She said that the existing street and the property to the north is currently zoned R2 and she has met with the City engineer and they support her request. Attorney for Mrs. Osborne thanked the Commission for their time and said that the Director's report stated that the request is in compliance with the Comprehensive Plan and that the current zoning is inappropriate. She said that urban services are available to the property and the street can handle the additional traffic. She said that they would agree to restrict the property to 3 dwelling units per acre but do not accept the condition of limiting the property to only single family.

Vernon Webster asked what was previously approved in the subdivision.

Mrs. Osborne stated that the Kinman subdivision plat stated that the road was to be extended and that the road was extended but not approved. She said that they have submitted a plat that has been reviewed by Mr. Erpenbeck.

Jonathan stated that if they intend to use the road they must meet current standards and are going to have to redo some of the road. He said that the condition of allowing duplexes but limiting the number of dwelling units to a maximum of 3 per acres would be acceptable.

Mrs. Osborne said that a maximum of 3 dwelling units per acres is within their plan and that they are going to put in a cul-de-sac and move the end of the road up the hill.

Marlon Kinsey asked how many multi-family homes were on the street now.

Mrs. Osborne said that she was not sure how many existed but there was a nice mixture of single family and duplexes and the plan was to continue the mixture.

Jonathan said that one of his concerns was that there were some new single family homes at the end of the old section and thought it would be better if the duplexes were moved to the end of the new development.

Mrs. Osborne said that they thought a mixture would be better than all grouped together and that those homeowners were notified and have not expressed any concerns.

Nancy Duley said that if there was a condition that there not be more than 3 dwelling units per acre it would limit the number of duplexes.

Jonathan said that it would not allow a duplex to be built on every lot.

Mr. Neinaber said that a duplex is considered 2 dwelling units and not 1.

John Lawrence asked if anyone wished to speak for or against the request.

No one spoke for or against the request.

John Lawrence declared the public hearing closed.

Jonathan read the staff recommendation, which was approval of the zone change request, with conditions; because the zone change request is in compliance with the adopted Comprehensive Plan. Findings in support of this recommendation are as follows: 1. Property does have the available urban services to the property or in close proximity and thus would not cause a proliferation of septic systems. 2. The roadways, both Ellen Kay and Taft Highway, are sufficient enough to handle the additional traffic generated by the development. 3 Lot sizes do meet the minimum requirement of the City of Dry Ridge Zoning Ordinance. (See Condition #1). CONDITION: 1. Lots should be restricted to single-family residential dwellings so as not to exceed the 0-3 dwelling units per acre as described in the Comprehensive Plan.

Marvin Faulkner made a motion to approve the request based on the staff findings in the staff report with the condition that there be a maximum of 3 dwelling units per acre, Stephen Fritz seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 6: ZONE CHANGE - SMITH R3 TO NC

APPLICANT: Darrell Smith

GENERAL LOCATION: An approximate 2.7 acre area located 201 Main Street Crittenden Kentucky

REQUEST: to change the zoning of the property from Residential-Three (R-3) to Neighborhood Commercial (NC)

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Tom Moneyhan, business advisor for KOI, stated that the Reisenbecks are under contract for the Smith property and they plan to put a KOI store on the property. He said that there had recently been a text amendment to allow auto parts store as a use in the zone. He said that they had reviewed the recommendation and would like to address the conditions that were requested.

Condition 1 - He said that if a turn lane was required it would cause excess expense and that KOI stores are not a high retail store. He stated that 65% of the business would be wholesale and 35% would be retail and that he doesn't see a need for the study. Condition 2 - The requirement of buffer. He said that the concept development plan shows a 50ft. buffer zone. Condition 3 - the requirement that the appearance of the building fit in with the surrounding buildings. He felt that this would not be an issue. He further stated that the property to the North of this property is currently zoned NC and this request is consistent with the Comprehensive Plan.

John Lawrence asked if anyone wished to speak for or against the request.

No one spoke for or against the request.

John Lawrence declared the public hearing closed.

Jonathan read the staff recommendation, which was approval of the zone change request, with conditions, because the zone change request is in compliance with the adopted Comprehensive Plan. Findings in support of this recommendation are: 1. proposed request provides for the redevelopment of property near existing city centers thus utilizing existing urban services to the full advantage of the community. 2. the current land use map of the City of Crittenden provides for the general area to be commercial in nature. 3. the roadway (US 25, North Main Street) should be sufficient to accommodate any additional traffic generated by the proposed development with Condition #1. 4. encourages business development in the downtown areas of each city. CONDITIONS: 1. a traffic study should be provided by the applicant during the site plan requirement of the development. If the traffic study generated by the applicant shows a significant amount of traffic for the roadway, then an additional turn lane should be provided and a limitation should be placed on Center Street to lessen the impact of traffic generated by the development. 2. buffering should be provided in compliance with Article IX, section 9.17 of the City of Crittenden Zoning Ordinance on all sides of the development 3. the outside appearance of the structure should be compatible with all surrounding

structures so that the development will blend into the general character of the area. There should be specification on outside building material and overall size and dimensions of any proposed structure.

Jonathan stated that the reason for the buffer requirement is to minimize the impact on the businesses and the residential area on Center St.

Joseph Hoh, engineer, said that he believed that the required buffer along Center St. would be 90ft. and that would require them to tear down the existing buildings.

Jonathan said that he believed that a 15 ft. buffer would be sufficient and would not require that the buildings be torn down.

Stephen Fritz asked what the reason for the traffic study would be.

Jonathan stated that if a turn lane was needed it would get the traffic off of Hwy.25 and then into the business, he said that the numbers submitted to him showed 75% of the business would be retail and 25% would be wholesale.

Nancy Duley asked if the 15ft. buffer was required if they would have to tear down any buildings.

Jonathan stated that it would not; he said that they are going to leave the existing houses and that those homes could become businesses.

Nancy Duley asked if the applicant had a problem with condition #3.

Mr. Moneyhan stated that they did not have a problem with condition #3.

Mr. Hoh said that he felt that the applicant would be agreeable to the 15ft. buffer.

Jonathan stated that the reason for the traffic study is that the Commission wants to be sure that they are not going to have future traffic problems when the business is in place.

Stephen Fritz asked what was on Center Street.

Jonathan stated that it served the back side of Dalton Apartments.

Nancy Duley made a motion to approve the zone change based on the finding of facts in the Director's report with the conditions that the buffer area comply with Article 9 Section 9.17 and that the outside of the building be compatible with the surrounding structures, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Later in the meeting Mr. Moneyhan asked for clarification on the motion. He said that the ordinance requires a 90ft. buffer and they thought that the motion was for a 15ft buffer.

Jonathan stated that the requirement would be 50ft as shown and then 15ft. on Center St.

John Lawrence reopened the public hearing to restate the conditions of the motion.

Nancy Duley made a motion to approve the zone change based on the finding of facts in the Director's report with the conditions that the buffer area be reduced from 90ft. to 50ft. on the North side of the property if a 15ft. buffer is placed on the South side of the property along Center Street and that the outside of the building be compatible with the surrounding structures, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 7: GRANT COUNTY FARM SUPPLY - SITE PLAN

Jim Brown stated that the plan was for 3 concrete pads to put feed bins on and an approximate 20ft. by 20ft. building. He said that he had talked to the adjoining property owners and the City and no one had a problem with the plan.

John Lawrence read a letter from Erpenbeck engineers recommending approval of the plan.

Vernon Webster made a motion to approve the site plan, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 8: ELLEN KAY DRIVE - PRELIMINARY PLAT

Kathryn Osborne stated that the City engineer had reviewed the plat and had no problems and Mr. Erpenbeck has reviewed the plat and has recommended approval. She stated that the plat showed moving the cul-de-sac up the hill and they would have to bring in dirt and compact it.

Vernon Webster questioned how far up the hill the cul-de-sac would be moved and what portion of the roadway would be repaved.

Mrs. Osborne stated that the entire street would be brought up to code and that the grade of the street is in compliance with the regulations and the portions of the road that do not meet regulations will be fixed.

Ray Erpenbeck stated that with the improvement plat the developer is going to have to prove that the roadway meets the regulations. He said that they will have to provide core samples for the existing road and design plans for the new portion and provided profiles of the street to show the grade. He said that the entire roadway will have to comply with all the regulations.

Mrs. Osborne stated that there have been profiles taken and they do meet the regulations.

Vernon Webster questioned the sewer plant.

Mrs. Osborne said that they were going to have easement to the plant and that the City is developing the sewer system.

Marvin Faulkner made a motion to approve the plat with the condition that the zone change be approved by the City of Dry Ridge, Kevin Hudson seconded the motion. A hand vote was taken Vernon Webster-no, Marvin Faulkner-yes, Bill Marksberry-yes, Marlon Kinsey-yes, William Covington-yes, Stephen Fritz-yes, Nancy Duley-yes, Kevin Hudson-yes. Motion passes.

ITEM 9: CONVEYANCE PLATS - SEPTEMBER

William Covington made a motion to approve the list of conveyances, Vernon Webster seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 10: EXECUTIVE SESSION

Stephen Fritz made a motion to go into executive session to discuss personnel, Nancy Duley seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Vernon Webster made a motion to come out of executive session, Bill Marksberry seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

John Lawrence stated that no action was taken during the executive session.

ITEM 11: OTHER BUSINESS

none

Item 12. Adjournment

William Covington made a motion to adjourn, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

JOHN LAWRENCE, CHAIRMAN - DATE

NICK KINMAN, SECRETARY - DATE